063.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,800 / 882,800
					USE VALUE:	882,800 / 882,800
					ASSESSED:	882,800 / 882,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		RUSSELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	READY SUSAN A
Owner 2:	
Owner 3:	
Street 1:	10 RUSSELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,242 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1920, having primarily Aluminum Exterior and 2701 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6242.000	457,700		425,100	882,800
Total Card	0.143	457,700		425,100	882,800
Total Parcel	0.143	457,700		425,100	882,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.87 | /Parcel: 326.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41065
GIS Ref	
GIS Ref	
Insp Date	10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 063.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,700	0	6,242.	425,100	882,800	882,800	Year End Roll	12/18/2019
2019	104	FV	371,500	0	6,242.	425,100	796,600	796,600	Year End Roll	1/3/2019
2018	104	FV	371,500	0	6,242.	285,400	656,900	656,900	Year End Roll	12/20/2017
2017	104	FV	347,700	0	6,242.	273,300	621,000	621,000	Year End Roll	1/3/2017
2016	104	FV	347,700	0	6,242.	249,000	596,700	596,700	Year End	1/4/2016
2015	104	FV	288,200	0	6,242.	200,400	488,600	488,600	Year End Roll	12/11/2014
2014	104	FV	288,200	0	6,242.	179,100	467,300	467,300	Year End Roll	12/16/2013
2013	104	FV	300,100	0	6,242.	170,000	470,100	470,100		12/13/2012

!5527!

PRINT

Date	Time
12/10/20	20:24:26

LAST REV

Date	Time
10/09/18	08:52:20
apro	
5527	

USER DEFINED

Prior Id # 1:	41065
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1000-200		7/1/1985		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2010	795	Re-Roof	11,200					

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/15/2009	Measured	372	PATRIOT
10/5/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6242		Sq. Ft.	Site		0	70.	0.97	11									425,081						425,100	

Total AC/HA: 0.14330 | Total SF/SM: 6242 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 425,081 | Spl Credit | Total: 425,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08786488
Const Adj.:	0.98990101
Adj $ / SQ:	172.301
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621879
Depreciation:	164176
Depreciated Total:	457703

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

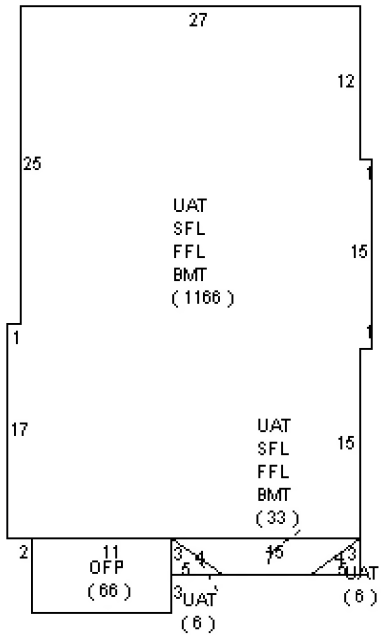
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	172.30
Special Features:	0	Val/Su Net:	115.41
Final Total:	457700	Val/Su SzAd	190.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,199	51.690	61,977
FFL	First Floor	1,199	172.300	206,588
SFL	Second Floor	1,199	172.300	206,588
UAT	Upper Attic	303	120.610	36,515
OFP	Open Porch	66	41.080	2,711

Net Sketched Area: 3,966 | Total: 514,379

Size Ad | 2398 | Gross Are | 4874 | FinArea | 2701

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1994	0.00	T	20	104						

More: N | Total Yard Items: | Total Special Featues: | Total: